



Case Study



SAPPHIRE

Kew Bridge Gate
(Buildings E-H, Lionel
Road South, Brentford)

*“It’s been a good
experience working
with Sapphire.”*

Jac Louw, Project Manager, EcoWorld London





Kew Bridge Gate (Buildings E-H, Lionel Road South, Brentford)

Client: EcoWorld London (Kew Bridge Gate Development LLP)

Contractor: EcoWorld London

Architect: Broadway Malyan Architects (London), AFL Architects

Location: Brentford, London

Balconies: 510 balcony lifts



History

Brentford has grown from small beginnings into a thriving residential hub, not least thanks to EcoWorld London's newest development, Kew Bridge Gate. Adjacent to the grounds of Brentford's GTech Community Stadium, EcoWorld London aspired to integrate the stadium and surrounding residential developments into one cohesive area, envisioning a new community development for the area.



Executive Summary

- Uncertainty around NHBC guidance on balcony water management posed a significant challenge, prompting Sapphire to collaborate with Broadway Malyan and attend an NHBC presentation to gain clarity.
- Sapphire implemented controlled-draining soffits, reducing the need for rear-draining rainwater pipes (RWPs), enabling a more elegant, compliant, and cost-effective solution with savings of up to 25%.
- By using Sapphire's Remote Locker Device (RLD), balconies were designed for streamlined installation within tight site boundaries, with no façade protrusions and safer crane lifts.
- Proactive engagement and cross-team collaboration ensured Kew Bridge Gate met regulatory demands while achieving practical, aesthetic, and economic advantages.



Streamlined by Collaboration, Delivered by Sapphire

Regulatory Challenge and Insight

EcoWorld London and architect Broadway Malyan and AFL aspired for this development to use a controlled edge drainage system, though the main constraint felt was around the then-unresolved status of NHBC guidance on water management and whether controlled drainage could be effectively used on balcony projects made this decision difficult.

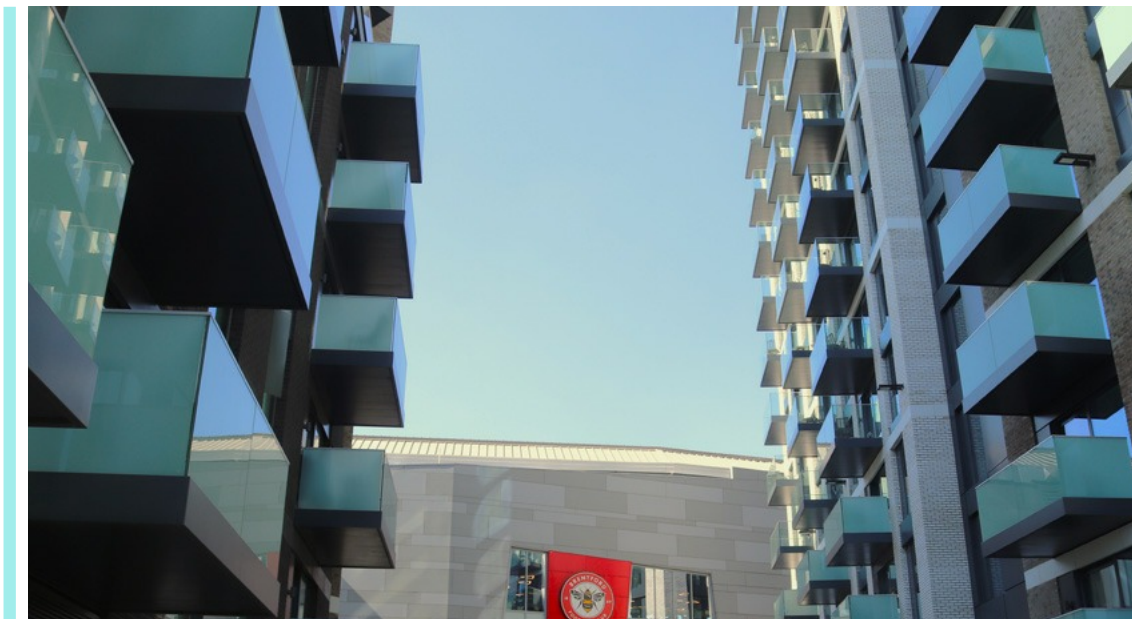
Sapphire ensured that Kew Bridge Gate could be streamlined by collaboration. We attended an NHBC presentation alongside Broadway Malyan Architects to further understand what the then-current guidance around water management would be. Having an ever-increasing knowledge of construction guidance and regulations is incredibly and increasingly important, especially considering the impact of the new Building Safety Regulator on the construction landscape.

Innovative Drainage Solution

Having learned directly from the NHBC, we implemented controlled-draining soffits on the balconies at Kew Bridge Gate to effectively manage the drainage without the need for a rear-draining rain water pipe (RWP). The impact of this meant that controlled free drainage, an elegant and cost-effective solution to water management (often saving 25% in cost due to not needing an RWP), could be used.

Efficient Installation Strategy

In another instance of streamlining by collaboration, we worked alongside Broadway Malyan and AFL to design balconies that could be installed using our Remote Locker Device (RLD). Due to the tight site boundaries, an RLD installation was advantageous as the balconies could be transported to site and installed with the balcony arms situated inside the Cassette® itself, meaning no arms protrude from the building façade before installation and balconies can be craned up closer to the building façade, keeping the tight site boundaries in place.



NBS Specification

Kew Bridge E-H, Lionel Road, TW8

Manufacturer Sapphire Balconies Ltd 11 Arkwright, Road Reading, RG2 0LU
0344 88 00 553
support@balconies.global
www.balconies.global

Reference Glide-On™ aluminium Cassette® balconies with frameless, structural glass

Balcony anchor Cast-in M30 & M16 anchors incorporating thermal breaks

Arms 2-piece galvanised steel installed using Remote Locker Device (RLD).

Cassette® structure Standard 400mm modular Glide-On™ Cassette® balconies

Soffits Polyester powder-coated aluminium-controlled draining soffits

Deck finish MyDek class A decking fixed with hidden clips

Toprail 27 x 23 mm satin anodised aluminium capping

Guarding Frameless structural glass with 1.5 mm PVB interlayer in two types – clear and obscured

Base fixing Mechanically fixed to Cassette®

Fascias Polyester powder-coated 2 mm folded aluminium fascia



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